



Sunrise Senior Living

Master Plan Amendment #2017-0005

Rezoning #2017-0002

Development Special Use Permit #2016-0041

Transportation Management Plan SUP#2017-0102

400 N. Washington Street

City Council

November 18, 2017

Project Location



 Residential Zone

 Commercial Zone

Site Context



DSUP 2016-0041 Sunrise Senior Living



N. Washington Street Frontage



Princess Street Frontage



N. Columbus Street Frontage

Project Description



- A 91-unit assisted living and memory care facility, including one deeply affordable unit
- High-quality building design meets Washington Street Standards
- Streetscape improvements and ground-level open space, including a publicly accessible mid-block connection
- LEED Silver building design, including use of green roofs
- Parking and loading is accessed from Princess Street

Building Design



N. Washington Street Frontage



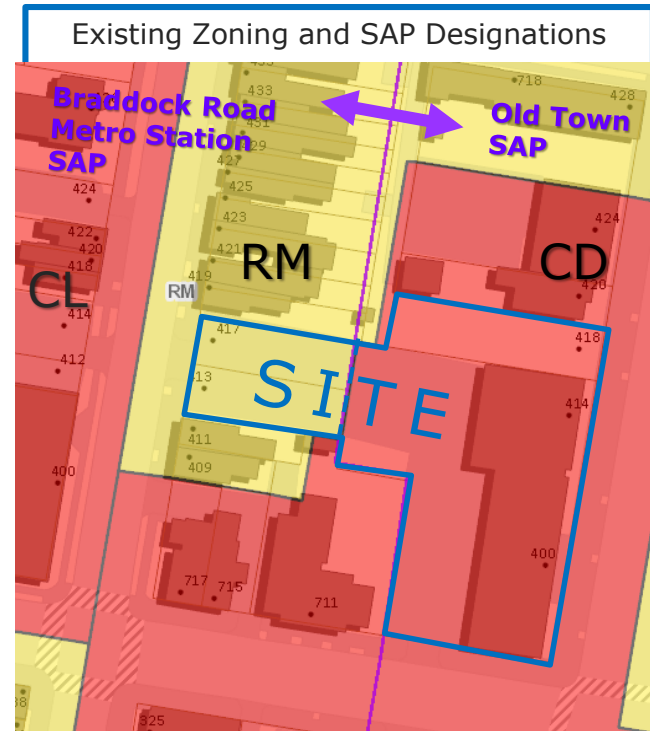
N. Columbus Street Frontage



Princess Street Frontage

Rezoning + Master Plan Amendment

- Rezoning and Master Plan Amendment (MPA) requested for parcels currently zoned RM (413 & 417 N. Columbus Street)
- Request is required to utilize the full site for the “home for the elderly” use
- Columbus Street wing will have mass, scale and height comparable to neighboring buildings, and will contain primarily resident units
- Building is compatible with the Braddock Road Metro Station and Old Town Small Area Plans



Special Use Permits + Modifications

Special Use Permits

- Home for the elderly use in the CD zone
- Increase in allowed FAR in the CD zone
- Transportation management plan (TMP)

Modifications

- Loading requirement
- Zone transition line setback
- Crown coverage requirement

Parking + Loading

Parking

- The proposal features a one-level underground parking garage with 54 spaces accessed from Princess Street
- For holidays, a management-assisted parking plan has been proposed

Loading and Drop-off

- Applicant has asked to use Princess Street for deliveries and resident drop-off
- Loading times have been limited per the conditions of approval, and allow for overnight parking in the spaces
- The parking garage accommodates emergency vehicle access and resident pickup/drop-off

Neighborhood Input + Engagement

In-person, phone and email exchanges with neighbors helped shape the site design:

- Height, scale and massing of building, including internal massing and Princess Street frontage
- Location and amount of ground-level open space
- Amount of parking provided on-site and contingency parking plan

Community Meetings

January 18, 2017	At 400 N. Washington Street building
February 21, 2017	At 400 N. Washington Street building
July 12, 2017	At 400 N. Washington Street Building
October 9, 2017	NOTICE Presentation

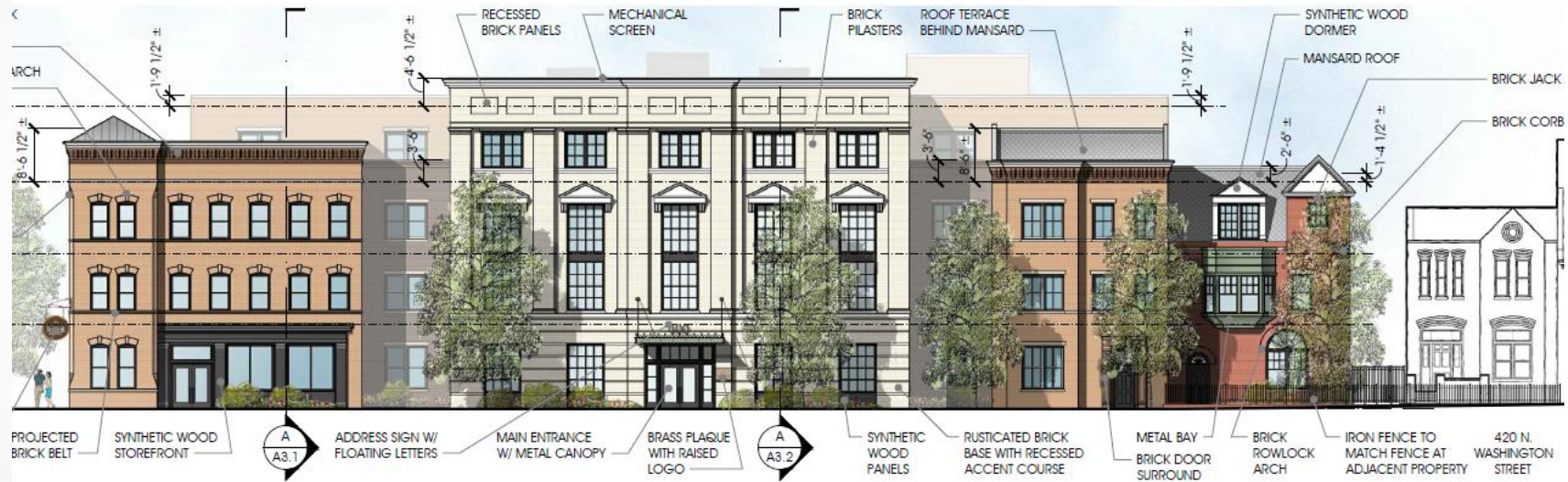
Board + Commission Meetings

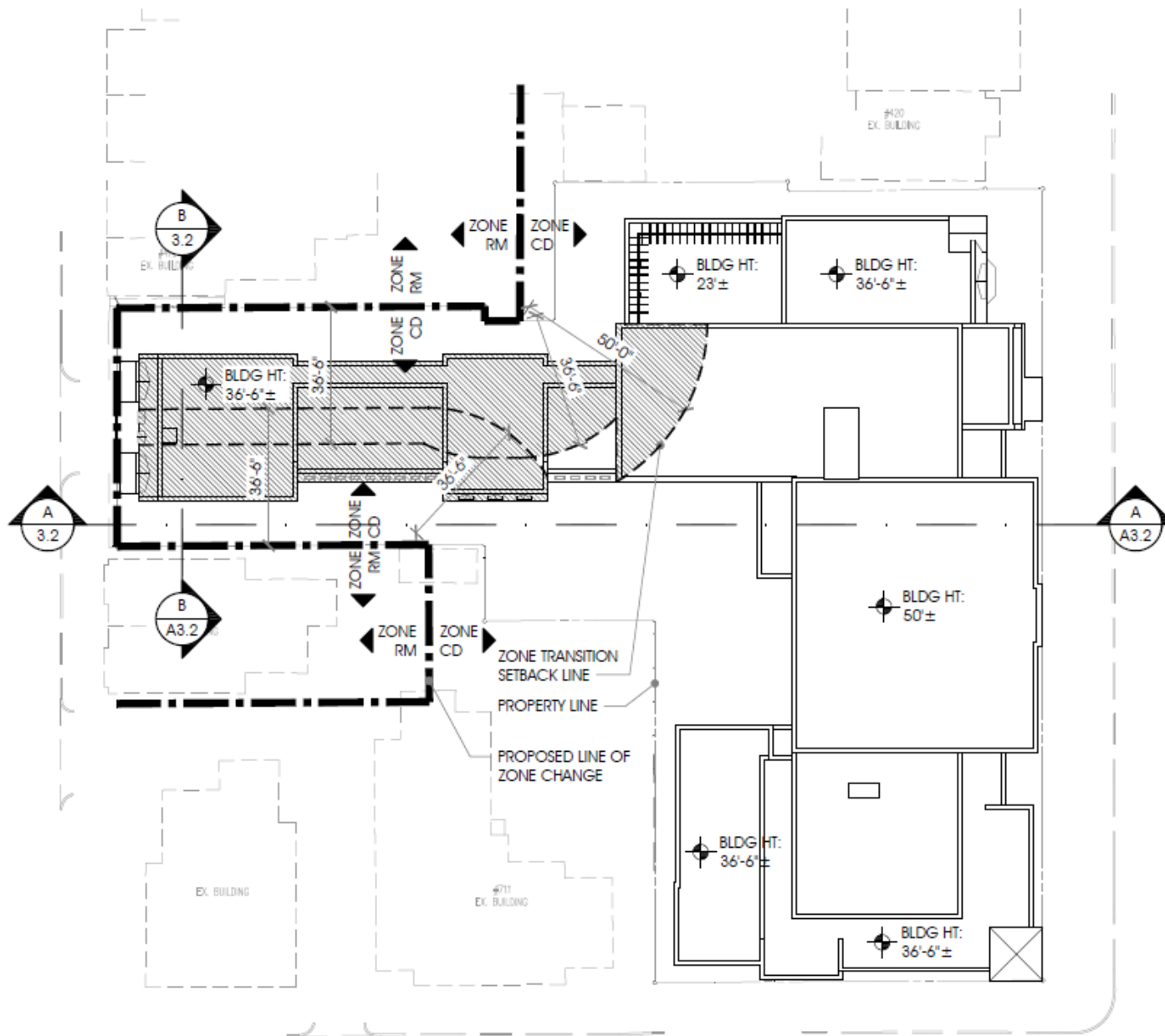
March 15, 2017	BAR Concept Review
May 3, 2017	BAR Concept Review
September 8, 2017	Commission on Aging (COA)
October 5, 2017	Alexandria Housing Affordability Advisory Committee (AHAAC)

Community Benefits

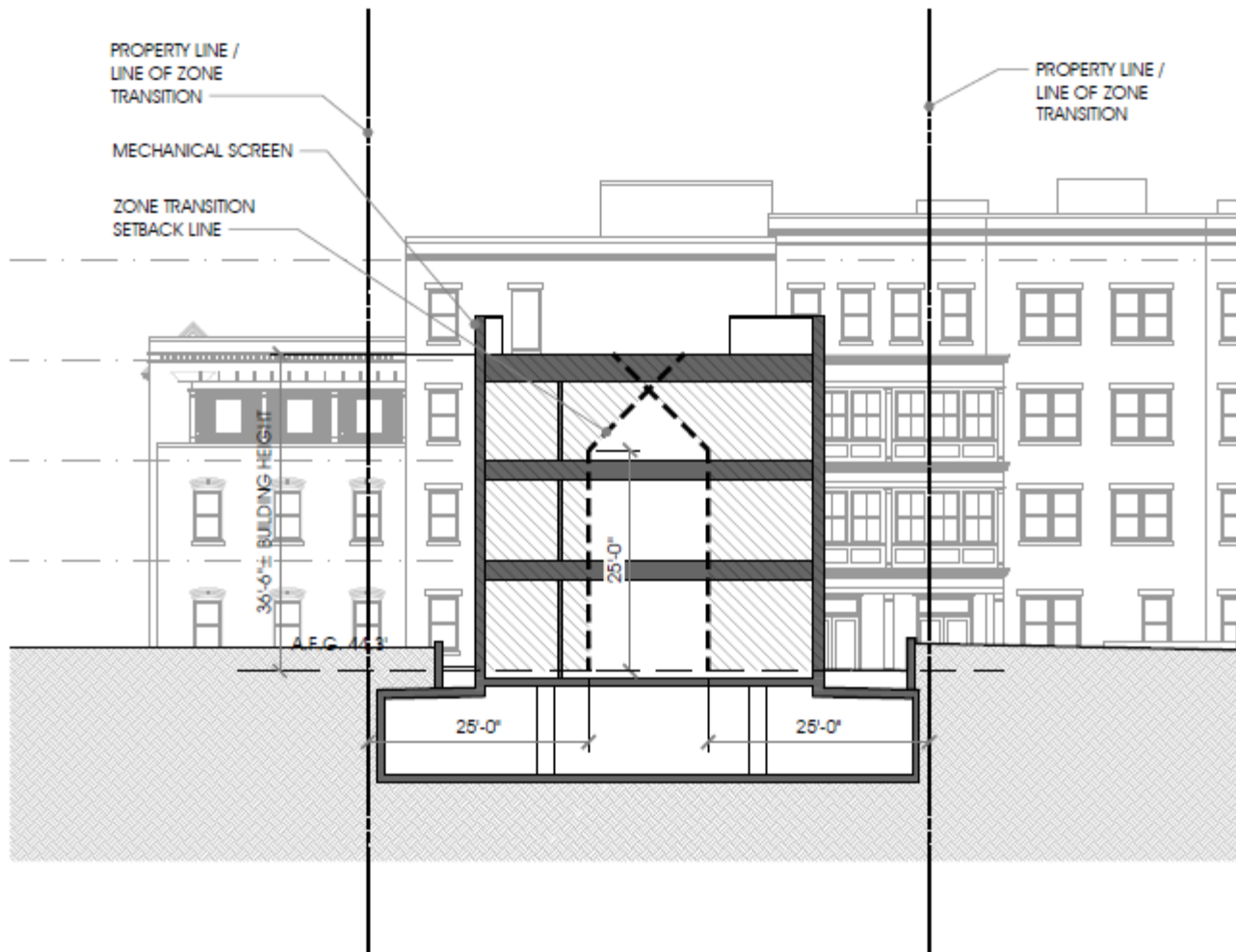
- One studio auxiliary grant-funded unit (or deeply affordable unit of equivalent value) and associated services for 20 years, valued at approximately \$1.6 million
- Landscaped open space, including publicly accessible mid-block pedestrian connection
- Streetscape improvements, Living Landscape Fund contribution and installation of street trees and Nostalgia streetlights
- High-quality architecture and green building design, including areas of green roof
- Public art contribution and interpretive signage

Conclusion





Zone Transition Line Setback Exhibit



Zone Transition Line Setback Exhibit
From N. Columbus Street